

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:
B-08-MN-13-0001

Grantee Name:
Atlanta, GA

Grant Amount:
\$12,316,082.00

Grant Status:
Active

Submitted By:
No Submitter Found

Disasters:
Declaration Number
NSP

Plan Description:

Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,316,082.00
Total CDBG Program Funds Budgeted	N/A	\$12,316,082.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$2,000.00	\$2,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Obligation Date:

Award Date:

Contract End Date:

Review by HUD:
Reviewed and Approved

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

>Program Narratives

• Administrative – During the reporting period, the City of Atlanta added a second Management Analyst to the NSP team for a total of three dedicated, full-time NSP employees. In July, two NSP employees attended a HUD sponsored NSP training session in Fort Worth, Texas that covered program implementation and regulations. In July, the City developed an NSP Obligation and Drawdown Procedures and modified our existing program income procedures to accommodate the NSP program income to be generated. The City ordered three appraisals for properties under negotiation and obligated \$2,000 for professional services. The City of Atlanta NSP website was updated as additional information became available.

• Contract Negotiations – The City of Atlanta began negotiations with ten Developers /Sub-Recipients awarded NSP contracts in July, 2009. Four of these contracts were fully executed by September 30, 2009 and an additional three were in the signatory process. All remaining contracts will be executed prior to the end of the next reporting period.

• Construction Monitor – The City of Atlanta issued a Request for Qualifications (RFQ) on August 24, 2009 to solicit a statement of qualifications from qualified Construction Monitors. Respondent's submission to the RFQ were due September 4, 2009. The City of Atlanta received six responses that were still under review at the end of the quarter with final selection expected in October 2009. Selected firms will be utilized on an as needed basis to monitor and assess the rehabilitation work performed by NSP Developers.

• Homebuyer Counseling Services – The City of Atlanta issued a Request for Qualifications (RFQ) on September 18, 2009 to solicit a statement of qualifications from HUD-approved homebuyer counseling agencies. Respondent's submissions were due September 25, 2009. The City of Atlanta received seven responses that were under review at the end of the quarter with final selection expected in October 2009. Selected agencies will provide the required eight hours of homebuyer counseling, which will include two hours of one-on-one counseling, to potential NSP homebuyers. Selected agencies will also provide two hours of post-purchase counseling to homebuyers.

• Developer/Sub-Recipient Training – The City of Atlanta, in collaboration with the House to Home Consortium, a collaboration of affordable housing service practitioners, held a seminar on September 3, 2009 for NSP Developers/Sub-Recipients on strategies to acquire foreclosed homes. Representatives from Chase, Fannie Mae, NCST and the Fulton County/City of Atlanta Land Bank Authority provided information on how to access REO properties. Developers/Sub-Recipients left this seminar with new approaches and opportunities to acquire foreclosed housing units, which will benefit their programs immensely.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$0.00	\$0.00	\$1,231,608.00	\$0.00
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$3,465,000.00	\$0.00	\$8,900,000.00	\$0.00
2008-NSP1-DEMO, Demolition	\$0.00	\$0.00	\$159,474.00	\$0.00
2008-NSP1-FIN, Financing	\$0.00	\$0.00	\$1,250,000.00	\$0.00
2008-NSP1-LBA, Land Banking	\$0.00	\$0.00	\$375,000.00	\$0.00
2008-NSP1-REDV, Redevelopment	\$0.00	\$0.00	\$400,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	25210408.102.220131844 (ARD)
Activity Title:	Resources for Residents and Communities (ARD)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Resources for Residents and Communities

Overall
Jul 1 thru Sep 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Resources for Residents and Communities
The Developers will be the acquiring, rehabilitating and selling foreclosed and vacant housing units to eligible households. These homes will be located within census tracts 31, 80, 81.01, 81.02, 205 and 206.
The City of Atlanta began contract negotiation with the Developer in July. The contract was fully executed September 16, 2009. Subsequent to the contract being executed, the Developer began identifying potential NSP properties in their target area.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/15
# of Households benefitting	0	0	0	0/0	0/0	0/15

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.103.220131844 (ARD)

Activity Title: National Church Residences

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

National Church Residences

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$400,000.00

Total CDBG Program Funds Budgeted

N/A

\$400,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

To acquire and redevelop a foreclosed apartment complex into a senior residential facility of 36 units.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

National Church Residences

The developer proposed to acquire, demolish, and reconstruct 345 Ashwood Drive to produce 36 rental units for households below 50% AMI. During contract negotiation, the City was notified that this property had been purchased by an investor. This project will be cancelled.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/36
# of Households benefitting	0	0	0	0/0	0/0	0/36

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.104.220131844 (ARD)
Activity Title:	Partnership for the Preservation of Pittsburgh

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall
Jul 1 thru Sep 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire blighted and vacant single family homes for rental purposes to households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh

The Developers will be the acquiring, land banking, rehabbing and renting foreclosed and vacant housing units to eligible households earning less than 50% of Area Median Income. These homes will be located within census tracts 57 and 63.

The City of Atlanta began contract negotiation with the Developer in July. Negotiations are expected to be completed and the contract fully executed in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/50
# of Households benefitting	0	0	0	0/50	0/0	0/50

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.105.220131844 (RDV)

Activity Title: Edgewood Townhomes, LLC

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Edgewood Townhomes, LLC.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$400,000.00

Total CDBG Program Funds Budgeted

N/A

\$400,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

To redevelop vacant land for the development of a multifamily rental complex for households below 80% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Edgewood Townhomes, LLC

>The developer will construct a one hundred (100) multi-family rental unit project in census tract 206. NSP will fund forty (40) units to be rented to households earning less than 50% of Area Median income. The Developer was awarded \$850,000 in Low-Income Housing Tax Credits, on September 30th, 2009. Contract development and negotiation are underway currently and the contract is expected to be executed in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/4	0/4	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.106.220131844 (ARD)

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Real Estate Alliance Partners

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$975,000.00
Total CDBG Program Funds Budgeted	N/A	\$975,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Real Estate Alliance Partners

>The Developers will be the acquiring, rehabilitating and selling foreclosed and vacant housing units to eligible households. These homes will be located within census tracts 44, 46, 55.01, 57, 63 and 80. The City of Atlanta began contract negotiation with the Developer in July; the contract was fully executed August 28, 2009. Subsequent to the contract being executed, the Developer began identifying potential NSP properties in their target area. As of September 30th, the Developer had negotiated with sellers of several properties, and had executed one purchase contract. In addition to the above properties, the developer had made six (6) offers as of September 30th, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/15
# of Households benefitting	0	0	0	0/5	0/0	0/15

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210408.107.220131844 (ARD)
Activity Title:	Mayweather Enterprises

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Mayweather Enterprises

Overall**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire and rehabilitate a multifamily rental complex for households below 50% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Mayweather Enterprises

>The Developer proposed to acquire and rehabilitate 1293 Marcy Street to produce rental units for households below 50% AMI. The City ordered an appraisal on this property, determined that the property was in receivership, and not foreclosed. This project will be cancelled.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8

# of Households benefitting	0	0	0	0/8	0/0	0/8
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.108.220131844 (ARD)
Activity Title:	Atlanta Regional Housing Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Atlanta Regional Housing Partners

Overall
Jul 1 thru Sep 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Atlanta Regional Housing Partners

The Developer will be the acquiring, rehabilitating and renting foreclosed and vacant housing units to eligible households.

These homes will be located within census tracts 37, 38, 39, 41, 42, 60, 61, 62, 66.02, 76.01, 79, 80, 81.01, 81.02 and 82.01.

The City of Atlanta began contract negotiation with the Developer in August, 2009. Negotiations are expected to be completed and the contract fully executed in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/36
# of Households benefitting	0	0	0	0/0	0/0	0/36

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210408.109.220131844 (ARD)
Activity Title:	Colquitt Construction DBA Green House Renovations

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$975,000.00
Total CDBG Program Funds Budgeted	N/A	\$975,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Colquitt Construction

The Developer will be the acquiring, rehabilitating and selling foreclosed and vacant housing units to eligible households. These homes will be located within census tracts 78.06, 78.07, 79, 80, 81.02, 82.01 and 82.02.

The City of Atlanta began contract negotiation with the Developer in July, 2009. Negotiations are expected to be completed and the contract fully executed in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/15
# of Households benefitting	0	0	0	0/0	0/0	0/15

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.110.220131844 (ARD)

Activity Title: Pohl Real Estate

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Pohl Real Estate

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$700,000.00
Total CDBG Program Funds Budgeted	N/A	\$700,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Pohl Real Estate

The Developer will be the acquiring, rehabilitating and renting foreclosed and vacant housing units to eligible households earning less than 50% of Area Median Income. These homes will be located within census tracts 37, 38, 39, 41, 42 and 60. The City of Atlanta began contract negotiation with the Developer in August, 2009. Negotiations are expected to be completed and the contract fully executed in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/0	0/10

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210408.111.220131844 (ARD)
Activity Title:	University Community Development Corporation (ARD)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

University Community Development Corporation

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$635,000.00
Total CDBG Program Funds Budgeted	N/A	\$635,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

University Community Development Corporation

The Developer will be the acquiring, rehabilitating and selling foreclosed and vacant housing units to eligible households. These homes will be located within census tracts 37, 38, 39, 41, 42 and 60.

The City of Atlanta began contract negotiation with the Developer in July; the contract was fully executed September 16, 2009. Subsequent to the contract being executed, the Developer began identifying potential NSP properties in their target area. No offers had been made as of September 30th, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.112.220131844 (ARD)

Activity Title: Achor Center

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Achor Center

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,065,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,065,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Achor Center

The Developer will be the acquiring, rehabilitating and renting foreclosed and vacant housing units to eligible households earning less than 50% of Area Median Income. These homes will be located within census tract 85.

The City of Atlanta began contract negotiation with the Developer in August; the contract was fully executed September 23, 2009. Subsequent to the contract being executed, the Developer began identifying potential NSP properties in their target area. As of September 30th, the Developer had made two offers and had one purchase contract pending.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/15
# of Households benefitting	0	0	0	0/15	0/0	0/15

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210408.113.220131844 (DEM)
Activity Title:	COA, Bureau of Code Compliance

Activity Category:

Clearance and Demolition

Project Number:

2008-NSP1-DEMO

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/04/2013

Responsible Organization:

COA, Bureau of Code Compliance

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$159,474.00
Total CDBG Program Funds Budgeted	N/A	\$159,474.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To demolish blighted properties adjacent or near NSP funded projects to support the viability of the NSP funded projects and to further the goal of stabilizing declining and distressed neighborhoods.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

City of Atlanta, Bureau of Code Compliance

The City of Atlanta, Bureau of Code Compliance will demolish blighted properties adjacent to or near NSP funded projects to support the viability of the NSP funded projects and to further the goal of stabilizing declining and distressed neighborhoods.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/4	0/8	0/16

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210408.114.220131844 (LBA)
Activity Title:	COA/Fulton County Land Bank Authority

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Land Banking

Projected End Date:

03/04/2013

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$375,000.00
Total CDBG Program Funds Budgeted	N/A	\$375,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To provide land banking services to eligible NSP properties.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

City of Atlanta/Fulton County Land Bank Authority

The sub-recipient will acquire and/or land bank foreclosed and vacant housing units in NSP eligible census tracts. Contract development and negotiation are underway currently and the contract is expected to be executed in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/15

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.115.220131844 (FIN)
Activity Title:	Urban Residential Finance Authority

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

2008-NSP1-FIN

Project Title:

Financing

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Urban Residential Finance Authority

Overall
Jul 1 thru Sep 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$410,000.00
Total CDBG Program Funds Budgeted	N/A	\$410,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To establish financing mechanisms for purchase and redevelopment of foreclosed upon homes for sell to households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Urban Residential Finance Authority

The sub-recipient will establish a financing mechanism to provide soft second mortgages up to \$25,000 to income eligible households that purchase foreclosed homes in all NSP eligible census tracts. Contract development and negotiation are underway currently and the contract is expected to be executed in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/0	0/0	0/20

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210409.101.220131844 (ADM)
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Activity Title:	PLANNING/ADMINISTRATION
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Activity Category:

Administration

Activity Status:

Under Way

Project Number:

2008-NSP1-ADMN

Project Title:

Planning/Administration

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

N/A

Responsible Organization:

COA, Bureau of Housing

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$1,231,608.00

Total CDBG Program Funds Budgeted

N/A

\$1,231,608.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$2,000.00

\$2,000.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

To acquire , rehabilitate, demolish, and sell of foreclosed and vacant single family homes for at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
Total Other Funding Sources
